

MINUTES

A regular meeting of the China Grove Town Council

**Tuesday, November 2nd, 2010
7:00 p.m.**

**China Grove Town Hall
China Grove, North Carolina**

CALL TO ORDER

Mayor Bringle called the meeting of November 2, 2010 to order and welcomed all in attendance to join in the Pledge of Allegiance. Mayor Bringle called roll. All council members were present, there was a quorum. The meeting started at 7:00 pm at the Municipal Building.

Mr. Upright made a motion to adopt the agenda for the regular meeting of the Town Council on November 2, 2010 with an addition under Other Business II) SR Booster Donation for Consideration. Mr. Linn seconded the motion, which carried unanimously.

Mr. Withers made a motion to adopt the October 5, 2010 regular meeting minutes on page 4. Mr. Seaford seconded the motion, which carried unanimously.

CITIZEN COMMENTS

William Taylor – 303 Bostian Road

Mr. Taylor stated that he is here to address the Council concerning his water bill. He stated that his first water bill was \$125.00. He stated that his second water bill came in for over \$500. He stated that this would have been three tanker truckloads of water. He stated that he checked with Mr. Mishak who then checked his meter and indicated dates that the water was used. He stated that he doesn't believe the water was used and there was no sign of water being in the ground. He stated that he is requesting leniency with his water bill. He stated that his recent bill is for 4,000 gallons. He stated that he did get in contact with Mr. Pless but did not believe that the excuse of using the water through a water hose is possible.

Mayor Bringle confirmed that Mr. Taylor has been a customer since July and this is his third billing cycle. He asked Mr. Taylor to setup a time with Mr. Pless to make a resolution.

Randy Rhinier – 106 W Vance Street

Mr. Rhinier stated that there is a house located next to him at 701 N Main Street that is dilapidated. He stated that he has five signatures as requested in the minimum housing standards. He stated that he has spoken with Mr. Tony Cline concerning this matter.

Mayor Bringle stated that he would be in touch with Mr. Cline.

Mr. Timothy Parker -

Mr. Parker requested the Council to review the speed limit in the Mill Hill area to have it changed from 35 to 25.

Mayor Bringle stated that they would review it along with the Police Chief.

NEW BUSINESS

I) Rowan Works

Mr. Robert Van Geons stated that he is present for an early stage meeting to introduce a new project to the Town that could potentially bring in many new jobs to China Grove. He stated that he would like to request to set a Public Hearing to consider assisting this company at the December meeting. He stated that they would provide additional information in the month prior to the project. He stated that it has the potential to be a seven million dollar project.

Mayor Bringle asked the Council if they would make a motion for a Public Hearing.

Mr. Withers made a motion to set a Public Hearing for the project as stated at the December regular Town Council Meeting. Mr. Linn seconded the motion, which carried.

II) Request of Review of Approval of Preliminary Plat for Hilary Heights Subdivision

Ms. Emily Jackson reviewed the staff report with the Council. She reviewed the options that the Council could take.

Mayor Bringle asked the applicant to come forward to address the reasons for the changes requested.

Mr. Mike Allen stated that he has just recently taken over this project with his partner. He stated that the previous owners tried to squeeze in as many lots onto the property as possible. He stated that some of the lots were so small that they would not fit a house onto them. He stated that the lots are now wider.

Mayor Bringle stated that the Town of China Grove took over the roads over five years ago. He stated that the roads themselves are not state standard width and it is a concern that they are not wide enough for the traffic that would flow through. He stated that with having to widen the road, the poles would have to be moved as well.

Mr. Pless stated that it was well discussed that the road system was inadequate and poles were an issue. He stated that his recommendation is to stay within the same requirements.

Mr. Allen stated that widening the street no more than one and a half feet is a large expense for no more wide than it would be. He asked about the requirements on sidewalks in new developments.

Ms. Jackson stated that they have been doing it for a while due to the fact that it is part of the UDO.

Mr. Withers stated that there are already safety issues in the Mill Hill as addressed by Mr. Parker during Citizen Comment. He stated that it would be three foot total, one and a half feet on either side.

Mr. Pless stated that they were very adamant about those improvements being made in the previous approval process.

Mayor Bringle asked the Council for their recommendation. He stated that he would hate to see anything hinder development but believes safety is important, including access for safety vehicles.

Ms. Jackson stated that a brand new subdivision would have to be at least 22 feet wide and the 18' requirement is already a reduction.

Council agreed to not take action.

III) Addressing in Mill Hill Area

Ms. Jackson reviewed the staff report provided to the Town Council. She stated that emergency personnel were delayed to a recent call due to the fact that there was an address issue. She stated that even and odd numbers should be on the opposite sides of the road and that when moving from block to block, the address numbers should flow. She proposed to readdress the entire area. She stated that the Planning Board agreed to move forward with the project.

Mayor Bringle asked if the Postal Service was responsible for addressing.

Ms. Jackson stated that the Town assigns addresses for the Town but she is not sure of how it was addressed in distant past. She stated that she would be sending out letters to the homeowners and asks for blessing from the Council.

Mayor Bringle stated that he does not like that they would be changing such a large area. He stated this would cause citizens to make a lot of changes.

Ms. Jackson stated that this item was brought up because of a 911 issues and the problem has to be addressed.

Mayor Bringle asked Ms. Jackson to table this item until the December meeting to bring back with changes that involve less homes.

Mr. Pless stated that they wanted to solve the problems for good; however, it does represent a lot of change for many customers. He stated that this would ultimately allow the new development to come in and mesh without having as many problems. He stated that he felt that the area needed to change and it is better to do it at one time.

Mr. Withers asked how this would affect the residents and asked how the Town could help with this process. He stated that he would like to help them through the process as much as possible.

Ms. Jackson stated that she has to change Second Avenue.

Mayor Bringle stated that he would like to have Ms. Jackson bring this item back to the next meeting and find ways to help the citizens go through the process easier.

IV) Comprehensive Land Use Plan

Mr. David Morton addressed the Council concerning the need for a Comprehensive Land Use Plan. He stated that the Planning Board has discussed the need for this item and is present to request the approval to develop the Comprehensive Land Use Plan which would be a joint effort with the Council, Planning Board, Staff, Public and Benchmark Planning. He stated that the plan would allow the Council to make better decisions on how to manage investments and growth in the future. He requested the Council be present at the next Planning Board meeting November 11, 2010.

Mr. Upright asked what other municipalities have gone with this plan and the projected costs.

Mr. Morton stated that there would be questions that would have to be answered before they could budget and that is the purpose for the meeting.

Ms. Jackson stated that Kannapolis has a Land Use Plan and others as well. She stated that costs would be dependent upon the depth of the plan.

Mayor Bringle stated that his only concern is the cost and additional amount of information needed to make the decision to support this. He asked those that can be in attendance at next meeting to be present for more information.

Mr. Morton stated that bringing the Planning Board has brought this up before the Council at this point because of it being a downtime but would like to discuss the options to be prepared for next budget season.

Mr. Pless stated that next Thursday may be too quick for some so they could plan a date in December or later if they need to. He stated that this is a significant project and does think that the Council needs to be present.

Mayor Bringle asked the Council if they could meet November 18th at 7:00pm. He asked Mr. Morton to be in contact with the Planning Board.

V) Street Closing

Mr. Tom Brooke reviewed the Street Closing documents. He stated that it is in the ETJ. He stated that this is being handled privately by Mr. Dwight Nicholson and the Town if not being charged for this project. He stated that the Council would need to adopt and post a Notice of Intent that would allow for a Public Hearing at the December meeting.

Mr. Overcash made a motion to adopt the Notice of Intent to Close Florence Street, China Grove, North Carolina and schedule a Public Hearing for December 7, 2010. Mr. Withers seconded the motion, which carried unanimously.

PRESENTATION

Town of China Grove Website Presentation

Mrs. Amanda Eller gave a presentation on the new Town website.

OTHER BUSINESS

I) Public Nuisance Ordinance

Mr. Pless stated that there are provisions within the General Statutes that allow Towns to declare addresses as a public nuisance. He stated that this would provide an ordinance to deal with frequent calls for properties that have been brought to the attention of law enforcement agencies.

Mr. Withers stated that this would allow the Town to hold landlords accountable for properties that are consistently being used for illegal activity.

Mr. Pless asked if the Council wanted them to pursue this item further. He stated that this item would have to be established and reviewed and probably wouldn't be back before the Council until 2011.

Mr. Overcash made a motion to start working on the Public Nuisance Ordinance. Mr. Linn seconded the motion. Mayor Bringle stated that he reviewed the statistics and it would definitely make an impact and would protect the employees making calls to these residences. The motion carried unanimously.

II) South Rowan Booster Donation

Mr. Withers stated that she was approached by Mrs. Libby Staton to make a donation to the South Rowan Booster Club for their use. He stated that Landis gave a donation and leans towards a donation of \$500.

Mr. Overcash made a motion to approve a donation to SR Booster Club in the amount of \$500. Mr. Seaford seconded the motion, which carried unanimously.

Mayor Bringle stated that the South Rowan Christmas Parade is November 23, 2010. He asked Mr. Pless to be in contact with the Council.

Mayor Bringle stated that the Town Hall will be relocating soon and was approached by Mr. Gary Propst. He stated that he has office space available on Main Street and would like them to consider the space for use.

Mr. Pless stated that the Fire Department/Town Hall renovation project should go to bid in December.

CLOSED SESSION – Town Manager Evaluation

Mr. Withers made a motion to go into Closed Session for personnel matters - Town Manager evaluations with a five minute remission. Mr. Seaford seconded the motion, which carried unanimously.

Mr. Linn made a motion to come out of Closed Session. Mr. Withers seconded the motion, which carried unanimously.

Mr. Withers made a motion to terminate Town Manager William Pless' employment based on cause. Mr. Seaford seconded the motion, which carried unanimously.

ADJOURN

Mr. Overcash made a motion to adjourn. Mr. Upright seconded the motion, which carried unanimously.

Respectfully Submitted,

Amanda A. Eller, Town Clerk

Donald E. Bringle, Mayor